

**AGENDA**  
**SUTTONS BAY TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**  
**201 N St Marys Street, Suttons Bay**  
**Tuesday, May 3, 2022**  
**6:00 PM**

THE MEETING WILL BE HELD AT SUTTONS BAY BINGHAM FIRE AND RESCUE 201 ST MARYS STREET. The public may participate in person or by remote access through Zoom access by computer and smart phone using the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/86455038661?pwd=QlBDcHdsOTFsLzNidnI5SGZ3aE8xQT09>

Meeting ID: 864 5503 8661 Passcode: 740575 Phone: +1 312 626 6799

**Approval of Agenda**

**Public Comment**

**Conflict of Interest**

**Approval of Minutes:** April 5, 2022 and April 12, 2022

**Items of Discussion/Consideration:**

1. Continuation of Public Hearing and Consideration of an Application and Request from 9 Bean Rows, LLC for a Special Land Use Permit to construct and operate four (4) seasonal worker housing units at 8996 & 9000 E. Duck Lake Rd., Suttons Bay, MI 49682. Property Numbers 45-011-020-006-00 & 45-011-019-002-00.
2. Leelanau Watersports Update-Schedule Special Meeting
3. Zoning Ordinance Overhaul Project/Mathew Cooke

**Reports:**

Zoning Administrator	Steve Patmore
Planner:	Mathew Cooke, Networks Northwest
Township Board:	Tom Nixon
Chair Comments:	Dennis Rathnaw

**Commissioners' Comments**

**Public Comment**

**Next Regular Meeting June 7, 2022**

**Adjournment (8:00 PM unless extended by a motion.)**

**Commission Packets can be viewed at: <https://www.leelanau.gov/suttonsbaytwppln.asp>**

*This meeting is a session of the Suttons Bay Township Planning Commission held in public for the purpose of conducting the Commission's business and is not to be considered a public community meeting. There is time set aside for public comment during the meeting as noted on the Agenda, and the Planning Commission welcomes the public's input at that time.*

## **DRAFT MINUTES**

### **SUTTONS BAY TOWNSHIP PLANNING COMMISSION SPECIAL MEETING - APRIL 12, 2022**

#### **CALL TO ORDER**

Dennis Rathnaw, Chair, called the April 12, 2022 Suttons Bay Township Planning Commission Meeting to order at 6:02 pm at the Suttons Bay Fire Department, 201 S. St. Mary's Street, Suttons Bay Township, Michigan. The meeting was held with public participation via Zoom electronic remote access.

#### **Quorum Present**

Present: Dennis Rathnaw, Dee McClure, Tom Nixon, Dee McClure,  
Patti Miller, Don Gregory

Absent: Doug Periard, Andy Brandt

Vacancy on Commission

Staff Present: Steve Patmore, Mathew Cooke

Marge Johnson via Zoom.

#### **APPROVAL OF AGENDA**

*Tom Nixon/moved, Dennis Rathnaw/supported, to approve the agenda as submitted, passed.*

**PUBLIC COMMENT** - None.

**CONFLICT OF INTEREST** - None.

#### **ITEMS OF DISCUSSION/CONSIDERATION**

1. Preliminary Review & Public Hearing of an Application and Request from 9 Bean Rows, LLC for a Special Land Use Permit to construct and operate four (4) seasonal worker housing units at 8996 & 9000 E. Duck Lake Rd., Suttons Bay, MI 49682: Property Numbers 45-011-020-006-00 & 45-011-019-002-00.

Chairman Rathnaw opened the public hearing.

Steve Patmore - Introduction

- This is a preliminary review-a new site plan is being distributed tonight
- The request from 9 Bean Rows, LLC was published as a public hearing
- Keep the new site plan for next month's meeting. This will fit with seasonal

worker housing with conditions (defined as workers who are seasonal).

- The Findings of Fact will be reviewed next month.
- A license from the State of Michigan is required by the applicant before the units are occupied.
- Acreage and density requirements will be met.
- Applicant is working with the Fire Chief on parking and driveway requirements.
- Recommend PC look at the site.

#### Nic Welty – 9 Bean Rows

- Met with Fire Chief and addressed driveway and parking requirements
- There is a lease for farmland which is connected and makes 20 acres.
- One of the people losing their home is one of our workers who lives in an apartment above the bakery.
- Because of the construction, the Building Department doesn't want to see that mixed use in that building any more.
- Will have to sign a letter that there will be no apartment above the building.
- Dept. of Agriculture allows one person per housing unit, almost 200 sq ft. (considered one seasonal worker housing) and will address whether unit is heated or not.
- Goal to keep the units close together so the Dept of Agriculture will be happy with it.
- Hard to find a way to make more units fit on the property.
- Reserving the top of the hill for growing.

Chari Rathnaw opened the floor to public comment.

#### PUBLIC COMMENT

No public comment. It was noted that there were no written comments received.

***Dennis Rathnaw/moved, Don Gregory/supported, to adjourn the Public Hearing on the 9 Bean Rows Special Use Permit Application until 6:00 p.m. on May 3, 2022 at the Suttons Bay/Bingham Fire Hall Meeting Room, 102 S. St. Mary's Street, Suttons Bay, MI,***

2. Continuation of Zoning Ordinance revision discussion -  
Discussion of Article 14.23 - 15.1.

**Commissioners' Comments - None.**

**Public Comment** - None.

**Next Meeting** - May 3, 2022

**Adjournment** - Chair Dennis Rathnaw adjourned the meeting at 8:02 p.m.

Minutes by Marge Johnson, Recording Secretary  
Dee McClure, Secretary

**DRAFT MINUTES  
SUTTONS BAY TOWNSHIP PLANNING COMMISSION  
MINUTES OF APRIL 5, 2022**

**CALL TO ORDER**

Dennis Rathnaw, Chair, called the April 5, 2022 Suttons Bay Township Planning Commission Meeting to order at 6:03 pm at the Suttons Bay Fire Department, 201 S. St. Mary's Street, Suttons Bay Township, Michigan. The meeting was held with public participation via Zoom electronic remote access.

**QUORUM PRESENT**

Present: Dennis Rathnaw, Don Gregory, Tom Nixon, Andy Brandt, Patti Miller, Rhoda Johnson, Doug Periard.

Dee McClure participated as a non-quorum member via zoom.

Absent: Dee McClure

Vacancy one Commissioner

Staff Present: Steve Patmore, Mathew Cooke, Marge Johnson via zoom.

**APPROVAL OF THE AGENDA**

Consensus to approve the agenda as submitted.

**PUBLIC COMMENT**

None

**CONFLICT OF INTEREST**

None

**APPROVAL OF MINUTES - MARCH 1, 2022**

*Tom Nixon/moved, Andy Brandt/supported, to approve the March 1, 2022 Minutes as presented, passed.*

**ITEMS OF DISCUSSION/CONSIDERATION:**

**1. Zoning Ordinance Overhaul Project/Mathew Cooke**

Discussion of Articles 14.9 thru 14.23.

**REPORTS**

Zoning Administrator - Report submitted in packet.

Planner- Co. Plann Mtg - April 27th - Right To Farm

Township Board - Advertised for candidates for Township Supervisor, Mr. Otto filed lawsuit against the township.

Chair - Special Planning Commission Meeting - April 12th

Commissioners Comments - Doug Periard will be absent --coaching baseball.

**PUBLIC COMMENT** - None.

**NEXT MEETING** - April 12, 2022

**ADJOURNMENT** - The meeting was adjourned at 8:04 pm

Minutes by Marge Johnson, Recording Secretary  
Dee McClure, Secretary